



Flintham Close, Metherringham



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£220,000

- Detached House
- Three bedrooms
- Popular Village Location
- Parking and Garage
- Modern Kitchen
- Owned Outright Solar Panels
- Tenure: Freehold
- EPC Rating D



A detached family home in the popular village of Metheringham offering three bedrooms, a modern kitchen, lounge and separate dining room. Benefitting further from private garden, off street parking and garage. Owned outright solar panels. EPC: D.

Entrance Hall

With the entrance door to the front aspect and stairs to the first floor.

Lounge

12'10" x 10'4" (3.9m x 3.1m)

With a window to the front aspect, patio doors leading to the rear garden, fireplace and radiator.

Kitchen

12'6" x 7'10" (3.8m x 2.4m)

With a window to the rear aspect, door leading to the side aspect, fitted with a range of wall and base units with worktops, space and plumbing for washing machine, oven and integrated 4-ring hob, with extractor hood and sink with drainer unit.

Dining Room

9'6" x 8'10" (2.9m x 2.7m)

With a window to the front aspect and radiator.



Bathroom

7'5" x 5'10" (2.3m x 1.8m)

With a window to the rear aspect, low level wc, wash hand basin, panelled bath with shower over and radiator.

Landing

With stairs to the ground floor.

Bedroom One

10'3" x 9'10" (3.1m x 3m)

With a window to the front aspect, storage cupboard and radiator.

Bedroom Two

13'2" x 9'5" (4m x 2.9m)

With a window to the rear aspect, fitted wardrobe and radiator.

Bedroom Three

13'2" x 9'5" (4m x 2.9m)

With a window to the rear aspect and radiator.

WC

5'5" x 3'8" (1.7m x 1.1m)

With a window to the rear aspect, low level wc, wash hand basin, boiler cupboard and radiator.

Outside

To the front of the property is a garden with driveway leading to the carport and access to the entrance door. To the rear of the property is a lawned garden enclosed by hedges, patio and summerhouse.

Agents Note

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GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



FLINTHAM CLOSE, METHERINGHAM, LN4 3EW

TOTAL FLOOR AREA : 925 sq.ft. (85.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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